



LAND USE

# vision



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*We envision a verdant community with food growing everywhere, clean water, abundant wildlife, a walkable and bikeable downtown, and walking and biking recreational opportunities along our streams and in the surrounding valley and hills. We therefore need to assess the best use for each piece of land based on the qualities of the land and existing patterns of agriculture, development, and infrastructure. This effort will require strategic planning for thoughtful and informed development that preserves agricultural land, open space, and healthy ecosystems.*

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# Land Use

## Introduction



Antique map of Greenfield. Photo Source: Caitlin von Schmidt.

Greenfield is well-known in Franklin County as a “hub of activity” with diverse land uses and development patterns. We are a community that has a mix of downtown business, retailers, and town facilities; coupled with a wide-range of housing choices, agricultural land, and open space. Our location within the region and historic growth patterns have contributed toward making Greenfield prominent and appealing as a place to live, work, and play. These attributes contribute to a high quality of life and livability within our town.

While our existing land uses include residential, commercial, industrial and institutional development, they are also interspersed with natural features including undeveloped open spaces, forests, wetlands, rivers and streams, and agricultural land. The evolution of land use in Greenfield is the product of our industrial and agricultural heritage, local economic conditions and community preferences. Our growth and development is based on such factors as access to jobs, employment, and the availability of land for new housing or commercial development. Community preferences, expressed as land use plans and regulations, dictate the form, location, and sometimes the pace, of new development.

As we plan for our future, we will need to continue to assess how and where we will grow, what businesses and populations we will serve, all while striving to maintain the aspects of our town that make us thrive. Walkability, access to the natural world, local food, transit, and the quality and energy efficiency of our built environment are key aspects to consider as we plan for a sustainable future. Land use and development patterns form the basis for community planning, and determine, to a large extent, a community’s need to provide public facilities and services, maintain and improve transportation networks and services, and protect natural resources. Our community has the ability to manage land use patterns through a variety of mechanisms, including zoning and subdivision regulations, provision of public utilities and infrastructure, incentives, and preservation of open space. The combination of the use of these tools is crucial to ensuring sustainable development in Greenfield.



Arts Block in downtown Greenfield. Photo Source: VHB





# goals

## In Ten Years...



### 1

Greenfield has achieved a high level of ecosystem health, recreational opportunities, and biodiversity through conservation, restoration, and stewardship of its open spaces and natural areas.



### 2

Agricultural land is preserved to ensure a vibrant local food supply, while increasing Greenfield's role as a regional food hub including production, aggregation, processing, and distribution infrastructure.



### 3

Our adaptable and resilient green infrastructure enhances and promotes compact development and redevelopment and offers ecological and social benefits.



## 4

Compact residential and commercial development and redevelopment that is focused in and around Greenfield's historic downtown and other previously developed areas, incorporates increased density, mixed use development, and infrastructure reuse as the norm and supports our green, adaptable, and resilient infrastructure.

### 2001 Greenfield Master Plan Land Use Goals:

- Encourage development in and around Greenfield's historic downtown.
- Encourage business development where infrastructure will support it.
- Preserve agriculture.
- Promote both housing choice and natural resource protection through careful site planning in outlying areas.
- Where the carrying capacity of the land is greatest, site land uses that provide the most benefit to the community.

### Sustainable Franklin County - Land Use Goals

Greenfield's central location within Franklin County requires us to consider our role both within our Town and in partnership with the broader communities. In 2013 the Franklin Regional Council of Governments, prepared Sustainable Franklin County – A Regional Plan for Sustainable Development for Franklin County which outlined strategies for land uses and growth patterns throughout the County. The following are the top three land use goals from the Plan:

- Prioritize redevelopment of vacant or underutilized structures and properties.
- Locate new businesses in town centers or near transit services.
- Coordinate new development with existing transportation, water and sewer infrastructure.

These Regional goals are consistent with those developed for this Sustainable Master Plan, either in this element or in others such as transportation, housing, and natural resources.



## Our Land Use Driving Forces

Our vision is driven by our recognition of the rights of nature; the climate change crisis; integrated systems needed to support the health, resilience, adaptability and sustainability of all living beings; and Greenfield's limited land base. Additionally our vision is driven the recognition of the importance of growing food locally.

## Land Use Evolution in Greenfield

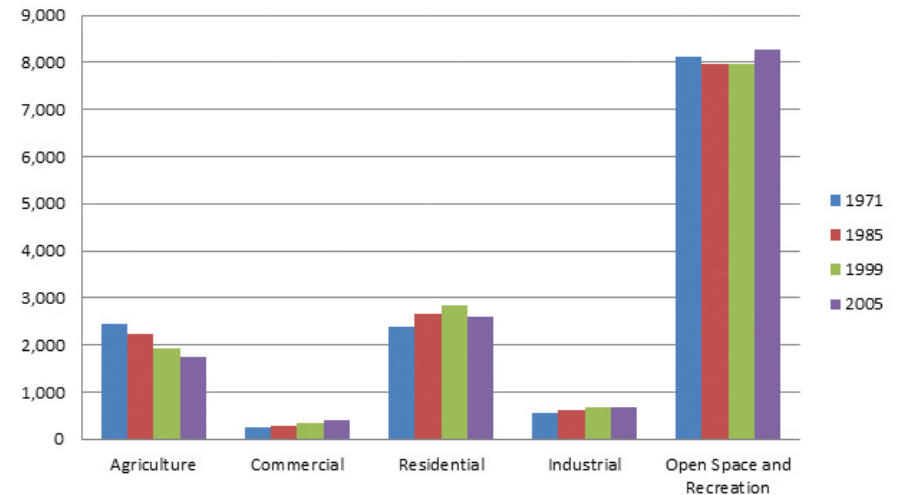
### Historic Land Use Patterns

Greenfield covers approximately 21.93 square miles of land (14,036 acres).<sup>1</sup> A review of the land use change in Greenfield between 1971 and 2005, based on MassGIS land use data, reveals how the community historically evolved over the past few decades and is summarized in **Figure 1-1**. Notable changes over the past ten years include:

- The Town has lost significant acreage of agricultural land as interest in agricultural business waned and land was considered more valuable for development. Of all the changes in land use between 1971 and 2005, agricultural land is the only category that decreased.
- Consequently, the amount of land developed for residential purposes increased by approximately 1.5%, with much of the newer residential property occurring on the outskirts of Greenfield that were historically agricultural. Most of this residential growth has been low density residential development (defined as lots greater than ½ acre in size).
- Commercial development increased predominantly along the corridors that extend away from the downtown area. As illustrated in

<sup>1</sup> This number is different from some previous planning studies. This discrepancy might be a result of various calculations and reporting inconsistencies that occur when the MassGIS, Town GIS, or Town Assessor's data was prepared. The number provided is by MassGIS.

Figure 1-1: Land Use Changes in Greenfield, 1971 - 2005



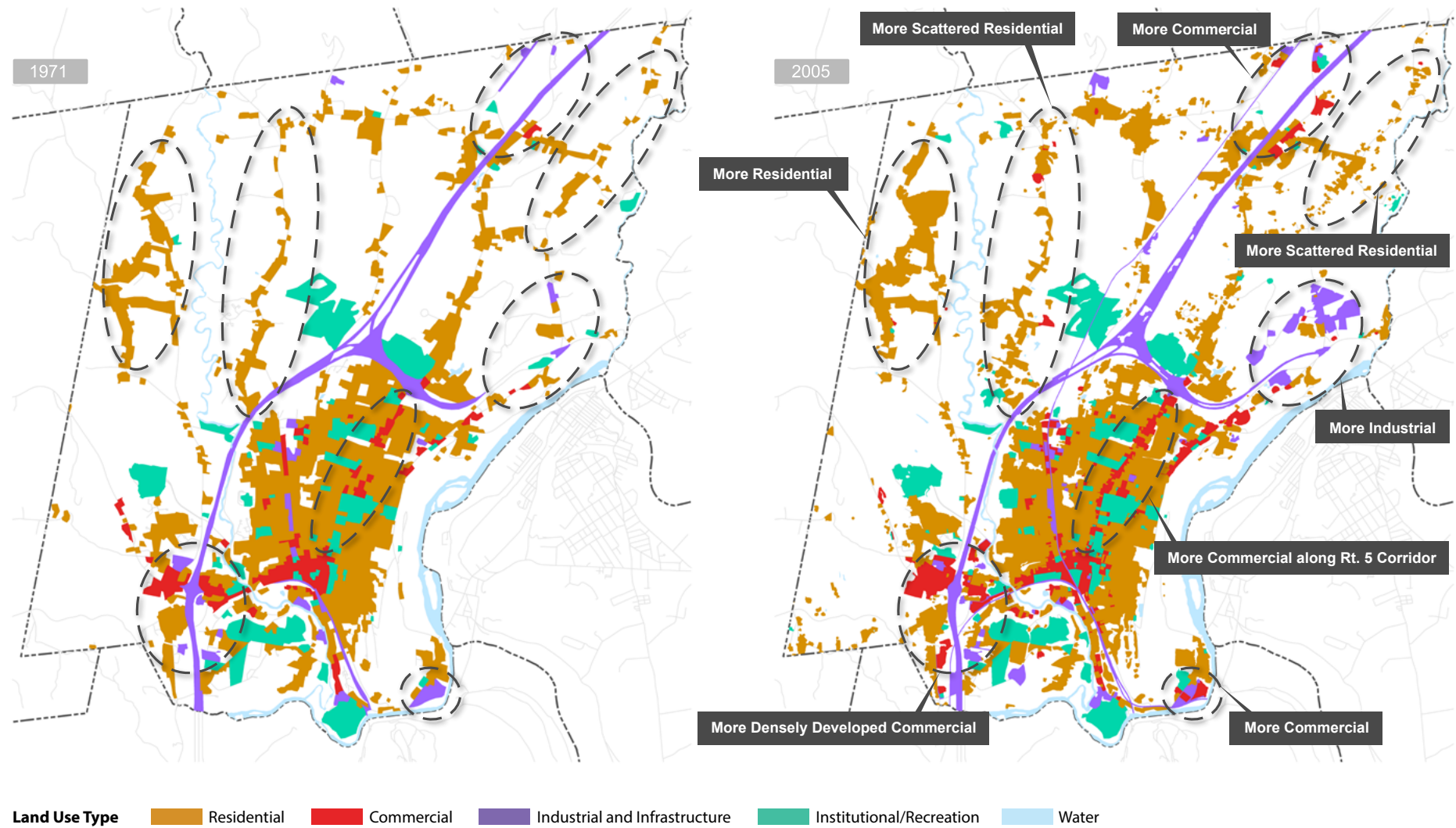
Source: MassGIS

**Figure 1-2**, the Route 5/10 Corridor and the commercial district off of I-91 at Exit 26 are two examples of increased commercial development.

- Land used for industrial purposes increased steadily through the 1990's, but as businesses relocate or close, the amount of land used for industry is beginning to decline.
- Open space and recreation land increased slightly from 1971 to 2005.

These historic transitions have formed the basis for Greenfield's current land use and development patterns. With the overall goal of creating a more sustainable future for our Town, our community needs to reflect upon its history and understand how and where our existing land uses afford the opportunity to achieve a more sustainable future for the next generation.

Figure 1-2: Land Use and Development Patterns in Greenfield, 1971 - 2005



Source: MassGIS



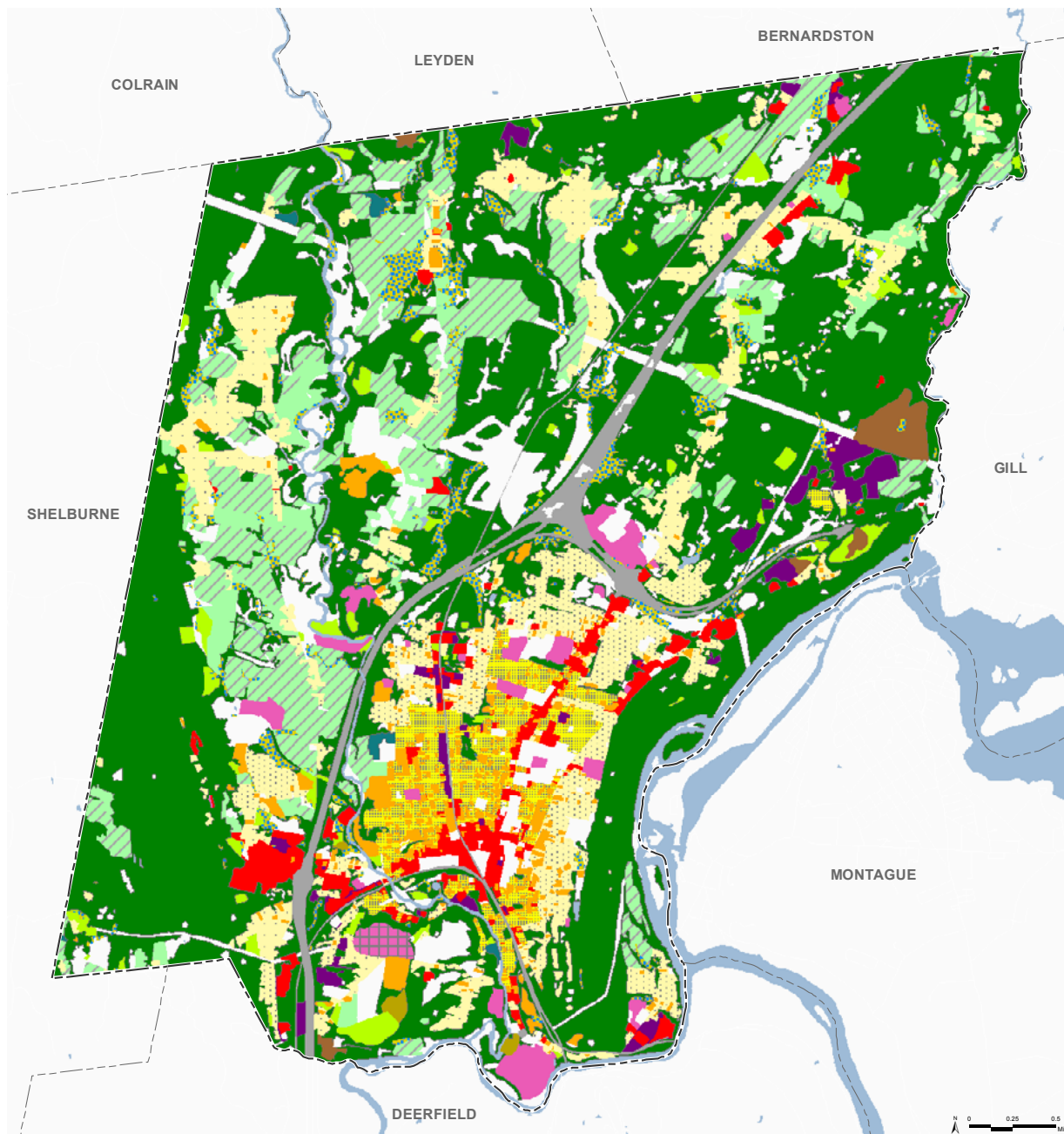


Figure 1-3: Land Use in Greenfield, 2005

### Legend

- Greenfield Town Boundary
- Surrounding Town Boundary
- Crop Land
- Pasture
- Forest
- Non-Forested Wetland
- Mining
- Open Land
- Participation Recreation
- Spectator Recreation
- Water-Based Recreation
- Multi-Family Residential
- High Density Residential
- Medium Density Residential
- Low Density Residential
- Salt Water Wetland
- Commercial
- Industrial
- Urban Open
- Transportation
- Waste Disposal
- Water
- Woody Perennial

**VHB** Vanasse Hangen Brustlin, Inc.

Data Source: MassGIS



## Current Land Use

Today, the Town's densest development is concentrated in the southeastern part of town which is bounded by I-91 and Route 2 (**Figure 1-3**). Much of Greenfield's commercial development is in the downtown area. However there are strips of commercial development extending from downtown along main transportation arteries, including the Route 5/10 corridor, the commercially developed area around the Route 2A/2/I-91 interchange, and along Route 2A (High Street). Residential development, some of it relatively dense, surrounds the commercially zoned areas of Greenfield along these corridors. In the northern and western areas of Town, the lower density residential lots and agricultural uses result in a more rural character.

According to the 2005 land use data provided by MassGIS, about 30.5%, or 4,278 acres, of Greenfield is developed. Among these developed areas, residential land comprised the largest portion (18.5% of total) and commercial (2.9%) uses.

Approximately 8,266 acres of land can be classified generally as open space and recreation land. Additionally, the Town has 1,756 acres of agricultural land, which includes land identified by MassGIS as cropland, pasture, nursery or orchards. Not all of this land is actively used for agriculture currently, but was historically farmed in the past or has soils classified as agricultural soils.

The zoning over the years has led to denser residential and commercial development in the urban core and larger residential lots in the rural areas. The density in the downtown core area of Greenfield varies as some parcels are vacant and others are underutilized. This provides opportunities for infill development to support more concentrated and sustainable growth located near transit and services, and relieves the pressure to develop along the outskirts of town where expansion of the infrastructure may be needed. **Figure 1-4** illustrates a range of building densities in downtown Greenfield that are based on the relationship between building area and the size of the parcel

### What is ANR?

In Massachusetts, the first comprehensive subdivision control statute was enacted exclusively for the city of Boston in 1891. It provided that no person open a public way until the layout and specifications were approved by the street commissioners. With the revision of the state statute in 1936, the subdivision control powers were expanded and conferred on Planning Boards.

In most states, subdivision control laws were enacted to address two problems: 1) ensuring that plots of subdivisions be technically accurate and in good form for recording and tax assessment purposes; 2) concern for the impact of subdivisions on street development within communities.

The purpose of providing for an approval not required process was to alleviate the difficulty encountered by Registers of Deeds in deciding whether a plan showing ways and lots could lawfully be recorded. As explained by Mr. Philip Nichols on behalf of the sponsors of the 1953 legislation, "... it seemed best to require the person . . . who contends that (his plan) is not a subdivision within the meaning of the law, because all of the ways shown on the plan are already existing ways, to submit it to the planning board, and if the board agrees with his contention, it can endorse on the plan a statement that approval is not required, and the plan can be recorded without more ado."

Source: ANR Handbook 2010: <http://www.mass.gov/hed/docs/dhcd/cd/zoning/anrhandbook.pdf>



**Figure 1-4: Land Use Density in Downtown Greenfield, 2013**

**Legend**

- · — Greenfield Town Boundary
- Interstate
- U.S. Highway
- State Route

**Building Density**

- Under 2,000 sq.ft/acre
- 2,000-5,000 sq.ft/acre
- 5,000-10,000 sq.ft/acre
- 10,000-20,000 sq.ft/acre
- 20,000-50,000 sq.ft/acre
- Above 50,000 sq.ft/acre



**VHB** Vanasse Hangen Brustlin, Inc.

Data Source: Assessor's database, Town of Greenfield, 2013

where the structure is located. Dark shaded areas indicate the highest densities, while the lighter areas indicate low densities. Of note are the “pockets” of lightly shaded areas (notably around Main Street) which indicate locations of infill development potential.

While Greenfield’s population is not expanding (according to 2010 U.S. Census – see Economic Development Element), the Town’s open land continues to diminish as these areas slowly change use over time. Increasing suburbanization has occurred in these rural areas, with the development of residential frontage lots along rural roadways. This pattern of development is allowed through the Approval-Not-Required (ANR) process (see call-out box), which requires only a sign-off by the Planning Board certifying that the division of land meets the dimensional standards in the Zoning Ordinance. Farmland is gradually reduced through ANR subdivision as farmers sell portions of their farms to people who want to build single-family homes. This type of development has significant impacts on the rural character of the landscape. The changes are slow but constant and, over time, open areas become house-lined streets, one house deep, which is a major contributor to suburban sprawl.<sup>2</sup>

## Recent Planning Efforts

In the past, the Town generally favored single-family development in the hope of preserving the rural community character. For example, the 1974 Master Plan Update raised a concern regarding the development of multi-family housing which was viewed as detracting from the unique character of Greenfield and suggested that such development should be monitored in the future. However, the 2004 Community Development Plan changed direction of land use development from single-family to higher-density development within walking distance of the downtown area. That plan encouraged a mix of housing types to provide a range of choices for both market rate and affordable units for the

labor force the Town hoped to attract.

The Greenfield Downtown Master Plan prepared in 2003 identified opportunities for a number of key properties in the downtown area, especially in the vacant upper floors of buildings that could be utilized for the creation of new housing options. The Downtown Master Plan also encouraged the redevelopment of vacant or underutilized downtown buildings for higher density mixed use and residential in order to generate a more vibrant downtown environment.

In addition, certain locations were recommended for rebuilding previously developed lots in Greenfield’s downtown. Design guidelines were also suggested to ensure that the architectural and historical integrity of downtown Greenfield is enhanced.

A footpath that was proposed through downtown, with connections to a trail along the Green River, would encourage pedestrian activity while taking advantage of a significant natural resource for the Town. Streetscape improvements were recommended that would enhance the experience for pedestrians, bicycles, and automobiles, while improving the appearance of the downtown area.

## Local Zoning Regulations

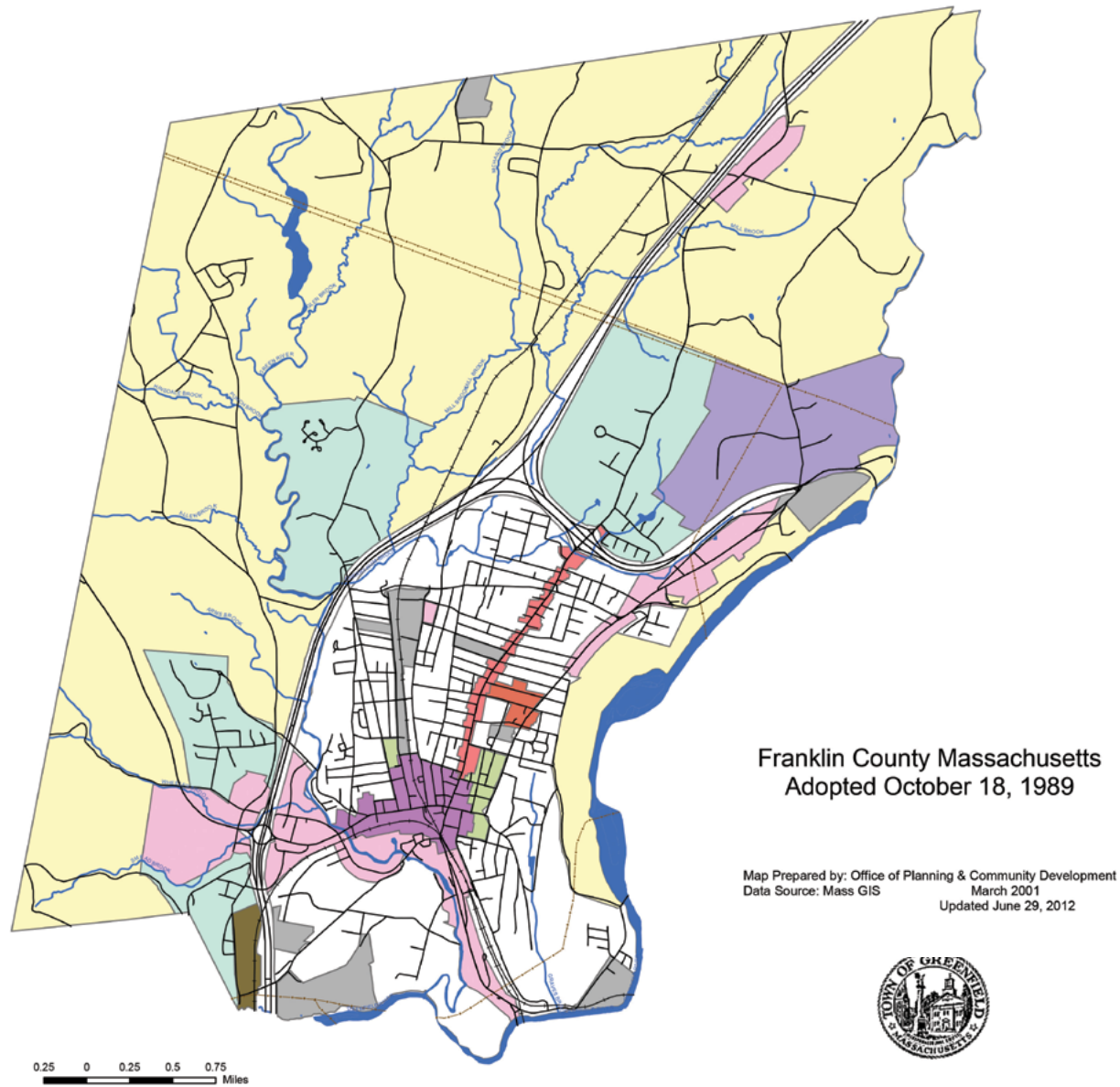
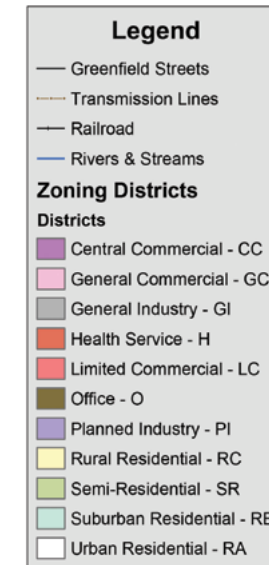
Greenfield’s Zoning Ordinance establishes four residential districts with minimum lot sizes ranging from 8,000 square feet to 40,000 square feet; three commercial districts (Central Commercial for the downtown area and Limited and General Commercial elsewhere); two industrial districts; and separate zoning districts for Office and Health Service. There are four overlay districts – Floodplain, Water Supply Protection, Corridor Overlay and Planned Unit Development Overlay – See **Figure 1-5**.

<sup>2</sup> 2012 Open Space Recreation Plan, Town of Greenfield, MA





Figure 1-5: Greenfield Zoning Map, 2013



Mixed use development is allowed by right in the Central Commercial District and by special permit in the Semi-Residential, Health, Limited Commercial and General Commercial districts. Open Space/cluster developments are allowed in the Urban Residential, Suburban Residential, and Rural Residential zoning districts subject to site plan review by the Planning Board. This allows the buildings to be clustered together on reduced lot sizes with the remaining land permanently undeveloped. It is designed to preserve contiguous open space while reducing impervious ground covering, minimize sprawl, and use land and resources more.







## Implementation: Goals, Strategies, and Actions

The goals and strategies for the Land Use Element focus on sustainable development patterns over the next 10 years that conserve and improve open space and agricultural land; concentrate new growth in compact areas near services; use existing municipal infrastructure (i.e., sewer, water and emergency services); and prioritize the use of underdeveloped or previously developed land and buildings instead of undeveloped areas. The strategies emphasize that new and re-development should not negatively impact on water quality and quantity and the habitat of fauna and flora, and should preserve prime agricultural soils, and protect of historic places.



## goal

1

Greenfield has achieved a high level of ecosystem health, recreational opportunities, and biodiversity through conservation, restoration, and stewardship of its open spaces and natural areas.

### STRATEGY 1

Create a Natural and Open Space Committee, maintain public parks, actively assess and conserve agricultural and other land throughout the community, and establish criteria for prioritizing future land acquisitions.

Through the creation of a Natural and Open Space Committee, the Town will be able to access and prioritize its open spaces and natural resources throughout the town to ensure that there continues to be stewardship, protection, and maintenance of these critical resources. In addition, this committee will be able to develop ways to improve existing parks and potentially create new parks that meet specific needs of the community.

#### Implementation Actions:

- a. Establish criteria for prioritizing future acquisitions.
- b. Create a permanent Natural and Open Space Committee to provide leadership and vision for the town.
- c. Provide stewardship, protection and access for the Green River working in partnership with the Green River Watershed Association and Deerfield River Watershed Association.
- d. Maintain and improve existing public parks, and create new parks to meet specific needs and demographics. These could include pocket parks, parklets, and a skate park.



UrbanRiver Visions 2 study includes recommendations for celebrating, protecting, and encouraging the use of the Green River.

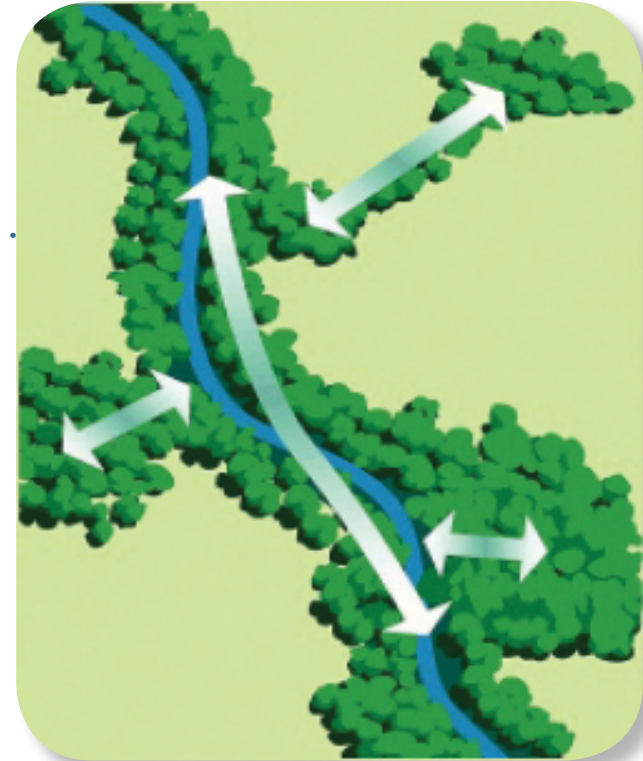
## STRATEGY 2

### Develop priority conservation corridors and/or overlay districts for natural and agricultural lands and rivers.

Establishing priority conservation corridors and overlay districts for natural and agricultural lands and rivers will enable the Town to realize the potential to connect these resources together to maximize the benefits to wildlife habitats and migration patterns. Improvements to the natural systems can enhance wildlife and add to the quality of these limited resources.

#### *Implementation Actions:*

- a. Partner with land trusts and the state to target priority conservation corridor areas for permanent protection and/or regenerative use.
- b. Provide continuous wildlife habitat and migration corridors, and protect watershed resources.
  - Create east-west connection between the ridges that define Greenfield;
  - Ensure river corridors enhanced, and deleterious uses of flood plains removed;
  - Remove or retrofit dams along rivers to allow fish passage.



Wildlife (ecological) corridors are connections between existing natural areas, river corridors, and blocks of fragmented habitat that allow the unrestricted movement of wildlife and protect water quality.





## Implementation

# goal 1

[continued]

Greenfield has achieved a high level of ecosystem health, recreational opportunities, and biodiversity through conservation, restoration, and stewardship of its open spaces and natural areas.

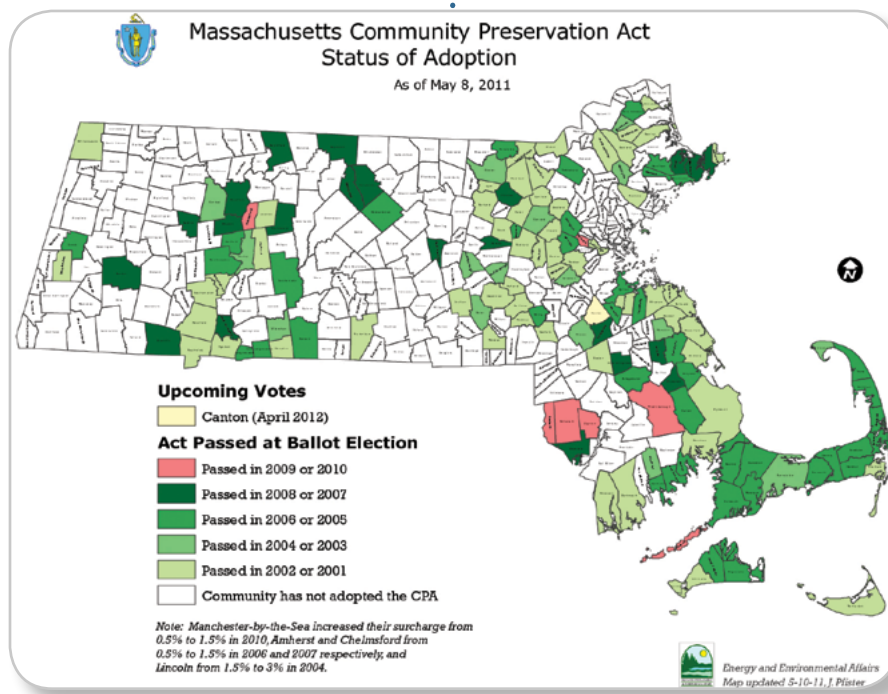
## STRATEGY 3

Adopt the Community Preservation Act to provide funding for open space acquisition.

The Community Preservation Act (CPA) enables communities to raise funds to create a local dedicated fund for open space preservation, preservation of historic resources, development of affordable housing, and the acquisition and development of outdoor recreational facilities. The adoption of the CPA would assist Greenfield in achieving some of its goals related to open space acquisitions and park development.

### Implementation Actions:

- Town Staff should review and identify the steps needed to adopt the Community Preservation Act and work with the Town bodies to outline the procedural steps and requirements for adoption of the Act.
- Once adopted, build awareness of the Act's provisions through an internal Town Staff meeting and through updating the Town's Website
- Outline the short and mid-term goals to advance efforts under the adopted Act.



Many communities have adopted the Community Preservation Act as of May, 2011.

# goal

## 2

Agricultural land is preserved to ensure a vibrant local food supply, while increasing Greenfield's role as a regional food hub including production, aggregation, processing, and distribution infrastructure.

### STRATEGY 4

Inventory all agricultural land - including cropland, pastures, orchards, and its infrastructure to assess and encourage its potential preservation.

In order to advance the Town's goal to encourage the potential preservation of agricultural land, an inventory of all agricultural land will assist in determining the value of that land, its suitability for those uses and its associated infrastructure. With this assessment in place, the Town can advance actions to proactively engage the farm community and assess the need and applicability for the Town to supplement or modify tools (such as zoning) to reinforce this strategy.

#### *Implementation Actions:*

- a.** Encourage farmers to take advantage the state's Agricultural Preservation Restriction (APR) Program and protect their agricultural land in perpetuity.
- b.** Partner with area land trusts.
- c.** Pursue preservation options that include affordable "whole farm" preservation, including the buildings.
- d.** Discourage or prohibit the development of prime agricultural land for non-agricultural uses through zoning, and provide zoning that incentivizes redevelopment



Greenfield agriculture land is covering 12.5% of the town's total land area.



## Implementation

# goal

## 2

[continued]

Agricultural land is preserved to ensure a vibrant local food supply, while increasing Greenfield's role as a regional food hub including production, aggregation, processing, and distribution infrastructure.

### STRATEGY 5



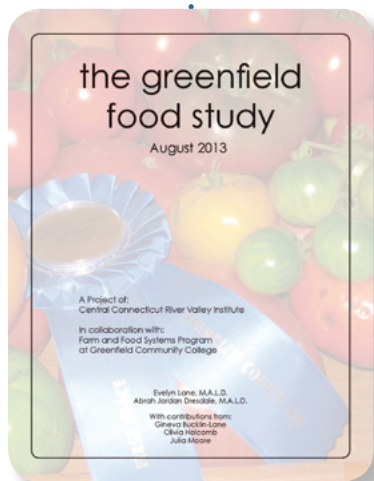
Greenfield corn sprouts

Preserve all agricultural land to increase Greenfield's food security and health for all and work toward a more sustainable agricultural system by using new innovative practices that enhance soil fertility, carbon sequestration and food production.

With an inventory complete in Strategy 4, the Town can continue to advance efforts to preserve agricultural land and thus work toward a more sustainable agricultural system for Greenfield and the broader community. This strategy focuses on advancing the idea of Greenfield as a food hub and agricultural economic generator. Core to this strategy is the need to development the necessary technological systems to support a more sustainable and robust agricultural system, like food storage, processing, distribution, etc., and educational and community programs.

#### Implementation Actions:

- a. Establish Greenfield as a food hub and support the economic growth and job creation potential of food production, distribution, and processing in town.
- b. Develop new food system infrastructure, storage, processing, and distribution centers based on studies such as the Greenfield Food Study, and those written by CISA and FRCOG to determine food system needs.
- c. Incorporate nutrition and food education programs in school curricula.
- d. Ensure everyone has access to fresh food by accepting SNAP/EBT at farmers markets, and fostering community gardens in areas with a high concentration of rental properties, and at public schools.
- e. Ensure that the Greenfield Agricultural Commission promotes and advocates for all aspects of Greenfield's food system.
- f. Foster Greenfield as a center for new innovative, restorative agricultural practices and techniques.



The Greenfield Food Study identifies ways Greenfield can implement a sustainable agricultural system.

## STRATEGY 6

### Increase productive agricultural land by fostering backyard gardening.

Through fostering back yard gardening, Greenfield will advance efforts to grow foods locally while reducing energy consumption associated with the transportation of goods and services from farm to market. In addition, this strategy will realize the goal to increase the towns land for food production.

#### *Implementation Actions:*

- a. Bolster community efforts to protect the viability of farming by emphasizing the importance of, and support for, farming within the Town.
- b. Partner with GCC's Food Systems and Agriculture program, Just Roots, and others to offer programs and training that foster health and backyard gardening including tool sharing programs, and workshops on innovative farming practices, and food processing and storage.
- c. Provide incentives to homeowners to reduce area of hardscapes and lawns and increase areas of productive landscapes such as backyard gardens, rain gardens and gardens for biodiversity.



Backyard farming



Backyard farming





# goal

## 3

Our adaptable and resilient green infrastructure enhances and promotes compact development and redevelopment and offers ecological and social benefits.

### STRATEGY 7

Integrate biological systems into the “urban fabric” of Greenfield to provide an improved ecosystem and infrastructure.

Greenfield has the opportunity to integrate biological systems into existing and future development patterns thought-out the town that will enhance the ecosystem and the town’s infrastructure. This can be accomplished by providing incentives to incorporate plants and trees into development projects, and by adopting ordinances that require best practices for stormwater.

#### *Implementation Actions:*

- a.** Develop and adopt an Urban Forestry Code.
- b.** Provide incentives to homeowners to plant and maintain trees.
- c.** Adopt a Green Stormwater Infrastructure Ordinance.
- d.** Prepare Greenfield’s essential infrastructure to maintain critical functions through challenging weather, energy, and economy, as outlined in the MA Climate Adaptation report (2010).



Green Infrastructure

## goal

4

Compact residential and commercial development and redevelopment that is focused in and around Greenfield's historic downtown and other previously developed areas and incorporates increased density, mixed use development, and infrastructure reuse that supports a green, adaptable, and resilient infrastructure.

## STRATEGY 8

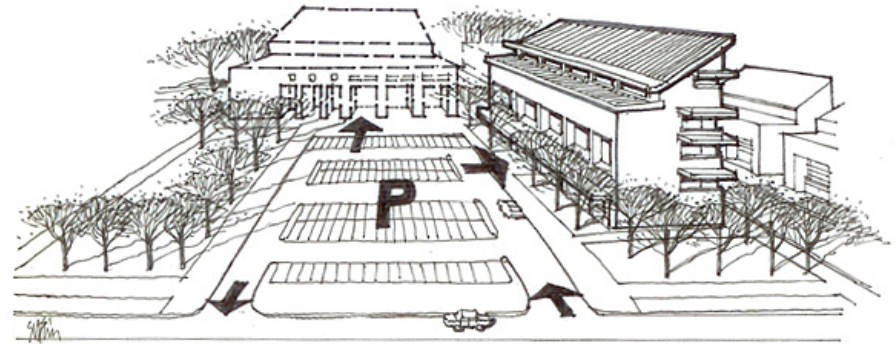
## Update the Zoning Ordinance to include sustainable development practices and controls.

Zoning is a tool that allows a community to regulate land uses, development densities, and built environments in ways that support a town's goals for preservation and growth. As a result of this Master Plan, Greenfield will need to update applicable sections of its zoning bylaw to allow for uses and land use development patterns that may have not been identified or allowed in the past, as well as other updates that include best practices to encourage and require sustainable development.

### Implementation Actions:

- a. Promote a mix of residential, commercial, civic, and open-space areas, allowing residents to live within one-quarter mile or a five-minute walk from these uses.
- b. Zoning that facilitates improved residential and nonresidential uses in town center.
- c. Establish maximum parking standards and to encourage the use of shared parking.
- d. Establish design guidelines for development downtown and along highway corridors.

Shared parking takes advantage of peak activity periods among different facilities or functions. For example, administrative facilities are typically most active from 0700 to 1700. The parking area may be used for an alternate function, such as a community center or chapel, outside of these hours. Shared parking also takes advantage of scenarios where use alternates by day rather than hour (i.e. chapel and CDC). Training exercises often vary by day or week



Shared parking strategies can reduce the total amount of parking needed, thereby reducing impervious surfaces.



## Implementation

# goal

## 4

[continued]

Compact residential and commercial development and redevelopment that is focused in and around Greenfield's historic downtown and other previously developed areas and incorporates increased density, mixed use development, and infrastructure reuse that supports a green, adaptable, and resilient infrastructure.

### STRATEGY 9

Revise the Zoning Ordinance to allow development by-right in the downtown area and neighborhood centers that is compatible with Greenfield's traditional character.

This strategy specifically calls for zoning revisions in the downtown area and neighborhood centers to encourage development that is compatible with Greenfield's traditional character.

#### *Implementation Actions:*

- a. Consider incentives such as expedited permitting to encourage mixed-use where appropriate.
- b. Consider increasing density in the downtown area and appropriate neighborhood centers.



Greenfield has a diverse and historic downtown character.



Examples of dense development in downtown Greenfield

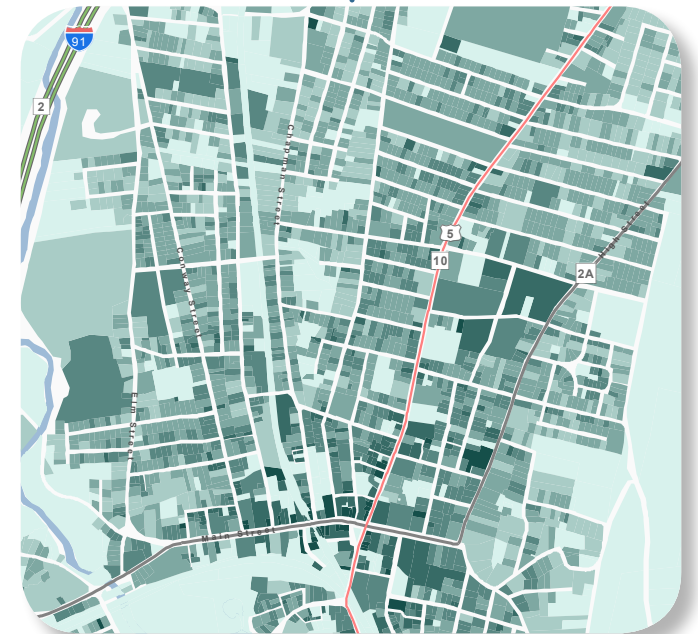
## STRATEGY 10 .....

### Adopt an infill development ordinance to encourage redevelopment or reuse of vacant or underperforming buildings or parcels.

This strategy calls for the creation of a new zoning ordinance to encourage redevelopment of infill sites or vacant sites within Town. This new ordinance is important, in that, infill or vacant parcels may not currently have the appropriate zoning in place or allow redevelopment patterns that are consistent with its abutting context and uses. For example, the by right zoning for an area may not allow or promote building placement (such as setback and building heights) that is consistent with its abutting context, or allow for any deviation from existing non-confirming lots sizes that may impact the feasibility of redeveloping a vacant site. This strategy recognizes the potential for these types of discrepancies and suggests creating a new ordinance that not only corrects these issues, but does so while striving to achieve the Town's goals.

#### **Implementation Actions:**

- a. Develop an inventory of, and strategy for, reusing vacant or abandoned properties.
- b. Evaluate whether form-based code would help the town achieve its desired goals of infill and redevelopment.
- c. Adopt flexible zoning standards that allow developers to adapt to existing site constraints, density bonuses, mixed uses, and reduced parking standards (or shared parking) are examples of the types of incentives that can be applied to this type of redevelopment.
- d. Eliminate zoning and permitting obstacles to the redevelopment of parcels in the urban core and at the rotary.
- e. Pursue reuse of vacant industrial and commercial properties that preserve historic elements and incorporate mixed uses appropriate to that neighborhood.



Greenfield has a number of opportunities to redevelop underutilized parcels in downtown.





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Source of Implementation Illustrations:

- UrbanRiver Visions 2 - Executive Office of Energy and Environmental Affairs and the Town of Greenfield, 2007
- Wile Links Corridor - <http://www.rivercare.org/what-are-wild-link-corridors>
- Community Preservation Act map - <http://img.docstoccdn.com/thumb/orig/113406440.png>
- Greenfield agriculture land - VHB
- The Greenfield Food Study - [http://www.greenfield-ma.gov/Pages/GreenfieldMA\\_Planning/GreenfieldFoodStudy.pdf](http://www.greenfield-ma.gov/Pages/GreenfieldMA_Planning/GreenfieldFoodStudy.pdf)
- Backyard Farming - Neo-Terra Experiments in Healthy Living; Backyard Farmers, LLC
- Green Infrastructure - EPA
- Shared Parking - [http://www.wbdg.org/ccb/AF/AFSUSTOOLKIT/Strategies/Site/Strategies\\_SharedParking.shtml](http://www.wbdg.org/ccb/AF/AFSUSTOOLKIT/Strategies/Site/Strategies_SharedParking.shtml)
- Greenfield Downtown characters - VHB, Stephen Conn on Flickr
- Downtown infill opportunities - VHB